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*Attorneys for Plaintiff Wells Fargo Bank, N.A., as
Trustee, on behalf of The holders of Structured Asset
Mortgage Investment II, Inc., Bear Stearns Mortgage
Funding, Trust 2007-AR5, Mortgage Pass-Through
Certificates, Series 2007-AR5*

UNITED STATES DISTRICT COURT

DISTRICT OF NEVADA

WELLS FARGO BANK, N.A., AS
TRUSTEE, ON BEHALF OF THE
HOLDERS OF STRUCTURED ASSET
MORTGAGE INVESTMENTS II, INC.,
BEAR STEARNS MORTGAGE
FUNDING, TRUST 2007-AR5,
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2007-AR5,

Plaintiff,

vs.

SFR INVESTMENTS POOL 1, LLC, a
Nevada limited liability corporation;
SILVERSTONE RANCH COMMUNITY
ASSOCIATION, a Nevada non-profit
corporation,

Defendants.

SILVERSTONE RANCH COMMUNITY
ASSOCIATION,

Third-Party Plaintiff,

vs.

HAMPTON & HAMPTON
COLLECTIONS, LLC,

Third-Party Defendant.

CASE NO. 2:16-CV-02726-RFB-NJK

**STIPULATION AND ORDER TO
DISMISS WITH PREJUDICE**

1 SFR INVESTMENTS POOL 1, LLC, a
2 Nevada limited liability corporation,

3
4 Counter/Cross Claimant,

5 vs.

6 WELLS FARGO BANK,N.A., AS
7 TRUSTEE, ON BEHALF OF THE
8 HOLDERS OF STRUCTURED ASSET
9 MORTGAGE INVESTMENTS II, INC.,
10 BEAR STEARNS MORTGAGE
11 FUNDING, TRUST 2007-AR5,
12 MORTGAGE PASS-THROUGH
13 CERTIFICATES, SERIES 2007-AR5;
14 REAL TIME RESOLUTIONS, INC.;
15 EDWARD RIVERA, an individual;
16 RACHELLE RIVERA, an individual,

17 Counter/Cross Defendants.
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19 Plaintiff Wells Fargo Bank, N.A., as Trustee, on Behalf of the Holders of
20 Structured Asset Mortgage Investments II, Inc., Bear Stearns Mortgage Funding,
21 Trust 2007-AR5, Mortgage Pass-Through Certificates, Series 2007-AR5 (the
22 “Trust”), Defendant/Counterclaimant SFR Investment Pools 1, LLC (“SFR”), and
23 Defendant Silverstone Ranch Community Association (the “Association”)
24 (collectively, the “Parties”) hereby stipulate as follows:

25 1. This action concerns title to real property commonly known as 8917
26 Sherwood Park Drive, Las Vegas, Nevada 89131 (the “Property”) following a
27 homeowner’s association foreclosure sale conducted on July 31, 2014, with respect
28 to the Property.

2. As it relates to the Parties, a dispute arose regarding that certain Deed
of Trust recorded against the Property in the Official Records of Clark County,
Nevada as Instrument Number 20070517-0000547 (the “Deed of Trust”), and in
particular, whether the Deed of Trust continues to encumber the Property.

3. The Parties to this Stipulation have settled and agreed to release their
respective claims, and further agreed that the claims between them, including the
Complaint and Counterclaim, shall be DISMISSED with prejudice.

1 4. This Stipulation in no way affects SFR's cross-claims against Rachelle
2 Rivera and Edward Rivera (the "Riveras") or Real Time Resolutions, Inc.

3 5. The Parties further stipulate and agree that the two Lis Pendens
4 recorded against the Property in the Official Records of Clark County, Nevada, as
5 Instruments Number 201612270002729 and 201702280000505 be, and the same
6 hereby are, EXPUNGED.

7 6. The Parties further stipulate and agree that the \$500 in security costs
8 posted by Chase on February 14, 2017 pursuant to this Court's Order [ECF No. 16]
9 shall be discharged and released to the Ballard Spahr LLP Trust Account.

10 7. The Parties further stipulate and agree that a copy of this Stipulation
11 and Order may be recorded with the Clark County Recorder;

12 8. This case shall remain open until such time as SFR resolves its
13 pending cross-claims against the Riveras and Real Time Resolutions, Inc.; and
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9. Each party in this case number 2:16-cv-02726-RFB-NJK shall bear its own attorneys' fees and costs.

Dated: December 20, 2018

BALLARD SPAHR LLP

KIM GILBERT EBRON

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Trustee for the Certificateholders of
Structured Asset Mortgage Investments
II, Inc., Bear Stearns ALT-A Trust,
Mortgage Pass-Through Certificates
Series 2006-6 and Mortgage Electronic
Registration Systems, Inc.*

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Plaintiff, Elkhorn Community Association*

IT IS SO ORDERED.



RICHARD F. BOULWARE, II
UNITED STATES DISTRICT JUDGE

DATED this 14th day of January, 2019.